

6. Enniskerry Town Plan

6.1 Context

Enniskerry is a picturesque settlement located 22km south of Dublin city centre, 5km west of Bray and approximately 2.5km west of the N11/M11, which links Dublin to Rosslare. The settlement is situated at the head of the wooded Cookstown River Valley between the Glencullen and Dargle Rivers, within the foothills of the Sugarloafs, and Wicklow-Dublin Mountains.

The compact settlement of Enniskerry is an estate town laid out around a triangular market place containing a clock tower dating back to 1843. Landscape plays a large part in the town's character and development. In the second half of the 20th century the settlement began to extend northwards into the Monastery area and westwards into the Kilgarron area, with Knocksink Wood and the Bogmeadow area remaining in their natural green form. The release of land from part of the Powerscourt Demesne allowed the construction of the "Eagle Valley" development south of the settlement in the 1990s. Development has generally not occurred in an eastward direction due to the topography of this area and the alignment of the R117, which generally limits the construction of new entrances. The settlement is surrounded in three directions by an undeveloped agricultural belt to the north, east and west, with Powerscourt Demesne providing a natural green area to the south.

Enniskerry is located in a valley area surrounded by higher ground in all directions. The settlement is served with a network of roads radiating in all directions from the town centre. The settlement is principally served by the R117, which links the settlement to the N11/M11, and continues across Enniskerry Bridge in a northwards direction towards The Scalp, Kiltiernan and south County Dublin. South of the settlement is served by the R760 and R755 to Kilmacanogue with local road L1010 to the west to Glencree. The Dargle River runs south of Enniskerry with the Glencullen River flowing north of the historic settlement, through Enniskerry Bridge. The County Development Plan categorises the landscape surrounding Enniskerry in all directions as an Area of Outstanding Natural Beauty.

In deciding how the town should develop there are many options given the fashion of its spatial development history. The key parameter however, must be based on environmental protection, sustainability and developing the town in a manner that would generate the minimal number of car journeys. The solution adopted in this Plan is to designate residential lands as close as possible to the town centre and existing community facilities whilst avoiding the environmentally sensitive and EU designated areas (Knocksink Wood and Ballyman Glen are both SACs), with new employment being located on existing zoned land to the west of the settlement.

In recognition of the above this plan has aimed to consolidate the existing built pattern in Enniskerry by maximising the potential of large sites close to the settlement core and any infill sites along the main roads within the settlement. The designation of specific lands for residential development has been provided in a manner that facilitates greater connectivity between the settlement core and the existing developed lands within the plan area. Sufficient lands have been zoned in order to meet the projected population targets as set out in the Core Strategy of this plan.

6.2 Overall Vision and Development Strategy

A key aim of a Town Plan is to set out the vision and development strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and development strategy must be consistent with the 'Core Strategy' of the County Development Plan and reflect the characteristics, strengths and weaknesses of Enniskerry.

The vision for Enniskerry is:

- To ensure a high quality living environment for existing and future residents.
- To provide a framework for the growth of the town, in order to provide housing for current and future generations, to revitalise the economy of the town and to allow improvements to social and community facilities.
- Sustain a revitalised town centre with commercial, residential and community developments.
- Create increased connectivity between a revitalised settlement core and the existing and proposed residential areas in the town.
- Develop the tourism potential of the area as a visitor/ tourist destination in itself and in its role as a 'gateway' linking the east and southeast of the County and the Wicklow Mountains.
- Protect the built and natural heritage of the area along with the town's identity.
- Promote and foster economic development and linkages to surrounding larger settlements within and outside the County.

In recognition of the historical pattern of development, the profile of the settlement, the demands of higher order strategies and the vision for the settlement set out above, the development strategy is as follows:

- Reinforcing and improving the visual appearance of the central area of the settlement with particular attention on the town centre area which is an architectural conservation area, and encouraging development that will enhance the town's vitality and vibrancy.
- Improving linkages between the town centre and its environs.
- Facilitating the provision of infrastructure to meet the demand for development and future population needs in a sustainable manner.
- To improve linkages between Enniskerry town centre and the Ballyman, Cookstown and Parknasilloge areas and in particular, to designate lands for new housing in these areas, subject to improvements to access routes by both vehicles, pedestrians and cyclists.
- To plan for and encourage the development of new employment opportunities, in the form of both new mixed use developments in the town centre and employment development on greenfield lands at Parknasilloge.
- To identify and address deficits in social, community and recreational services; to require developers to provide such facilities in tandem with new housing development where appropriate and to require the payment of development levies for the provision of such facilities by the local authority.
- To ensure that lands at risk of flooding are not designated for new development.
- To create functional public spaces and pedestrian routes linked to new development that maximise the natural features of the area.
- Ensuring the protection of natural habitats (in particular the protected habitats at Knocksink Wood and Ballyman Glen), cultural heritage, ecological resources and quality landscapes and the protection and enhancement of biodiversity.

6.3 Residential Development

Table 2.1 sets out the land zoned for residential development in this plan:

Table 6.1 Residential zoning provisions

Location/Description	Zoning	Potential No. of Units
Lands at Monastery Grove	R20	72
Lands at Cookstown	R10	8
Action Area 1 - Lands at Parknasilloge	R20	156
SLO 1 - Lands at Ballyman	R special	12 max
Action Area 2 - Lands at Kilgarron	R40	28
Action Area 3 - Lands at Cookstown	R20	105
Lands at Powerscourt	R20	44
Town centre infill	TC	20
Existing Residential Infill	RE	25
		TOTAL 470

Residential Development Objectives

ENN1 The maximum size of any single 'housing estate' shall be 60 units and developments that include more than 60 units should be broken into a number of smaller 'estates', which shall be differentiated from each other by the use of materially different design themes.

ENN2 A full range of unit sizes, including smaller 1 and 2-bedroomed units shall be provided in all new housing areas. No more than 50% of the units in any development shall exceed 3 bedrooms or 125sqm in size.

6.4 Economic Development and Employment

As set out in Part 1 of this plan, it is an objective of the County Development Plan to increase the jobs ratio in Enniskerry by 50% by 2028. The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the plan area has to offer are:

- proximity to the N11/M11, Dublin and the higher order town of Bray;
- existing tourist and retail attractions;
- a large hinterland population offering a wide variety of skills;
- on a public transport route (Dublin Bus No.44);
- sufficient waste water infrastructure; and
- sufficient water supply.

In terms of employment and enterprise, the role envisaged for Enniskerry is to sustain the local community and to provide for enhanced opportunities for the creation of new enterprises. Given the town's location, situated in close proximity to the higher order settlement of Bray, it is unlikely that the town can act as an attractor for a large scale employer to locate over the lifetime of the plan.

There are limited employment opportunities in the town, other than those presented by the tourism industry, retail, education and other town centre type services. This plan will therefore make provision for the development of a small business park / employment zone in Action Area 1 which will cater for high quality office / surgery / studio type employment and local service employment.

Enniskerry is accessible by both car and public transport and its attractive streetscape and scenic wooded setting are important assets in terms of attracting daytime and short stay tourists. Its immediate hinterland contains many sites of interest ranging from woodlands, valleys, cliffs and upland heaths. Powerscourt waterfall and gardens are two of the country's leading tourist attractions. The number of craft shops, coffee shops and restaurants in the town is an indication of the popularity of the area with tourists. There are also a number of hotels and 'Bed and Breakfast' facilities offering guest accommodation. The tourism base of Enniskerry needs to be further strengthened and measures taken to ensure that visitors to Powerscourt Estate spend time in the town itself.

Economic Development and Employment Objectives

- ENN3** To maintain the existing level of land in employment use in the form of service based employment and tourist based activities in Enniskerry.
- ENN4** To resist changes of use from employment to other uses.
- ENN5** To provide c. 1ha of employment lands in the form of high quality office / surgery / studio type employment and local service and incubator businesses (in Action Area 1).
- ENN6** To improve, as funding allows, the principal access routes and junctions linking Enniskerry town centre to surrounding tourist attractions and strategic transport corridors.
- ENN7** To facilitate appropriate tourism development within the settlement.
- ENN8** To support and facilitate in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town.

6.5 Town Centre and Retail

The commercial core of Enniskerry extends around the clock tower with a mixture of shops, cafes, public houses and other businesses. The town centre has a relatively strong street frontage and core for urban activity with residential, commercial and community functions taking place side by side. It is important that town centres are inhabited, provide for a mix of uses and exhibit a high standard of urban design, in order to ensure vitality and viability.

Given Enniskerry's retail function as envisaged by the County Retail Strategy and having regard to the significant leakage of expenditure from the settlement due to the close proximity to a number of high order retail centres (notably Bray, Greystones and Dundrum), it is considered there is a need to further develop and enhance the retail offer in the town, particularly with regard to convenience shopping. It is important that new developments, particularly in the 'Town Centre' zone respect the existing scale of the development in the settlement and have regard to the architectural conservation area designation.

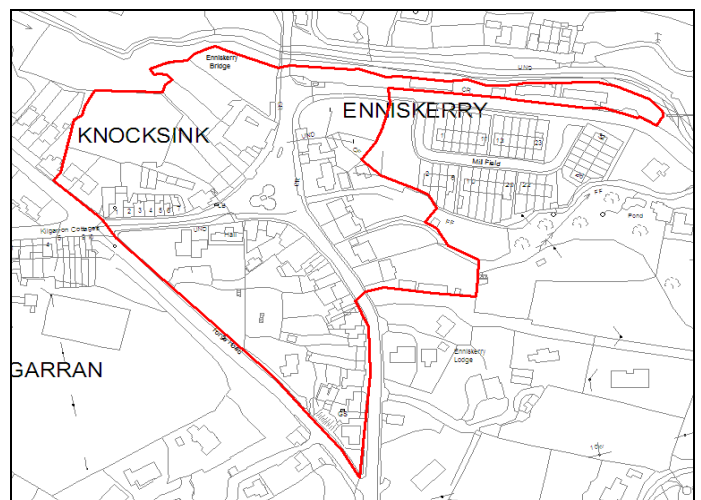


Figure 6.1 Enniskerry Town Centre Zone

Town Centre and Retail Objectives

ENN9 New town centre developments shall incorporate new “streets” where possible, and developers of town centre sites shall co-operate with each other in order to provide a new network of streets and spaces and to minimise duplication of car parks and vehicular access points on the square.

ENN10 New developments (including the refurbishment of buildings) shall generally be two-storey in the town centre area and shall have regard to the protection of the residential and architectural amenities of structures in the immediate environs, but alternative and contemporary designs shall also be encouraged (including alternative materials, heights and building forms), to provide for visual diversity.

6.6 Social and Community Development

In order to meet the needs of the existing and future residents of Enniskerry and its hinterland, there is a need to enhance community facilities in the town. In particular, this plan must make provisions for the protection of existing open space, the provision of a playground and also to provide for more community space.

Within the plan area, the following lands are zoned for social and community infrastructure:

Table 6.2 Provision of Community and Recreation Infrastructure

Use Group	Specific Use	Zoning	Location	Area (ha)
Education/ Community	Primary Education	CE	AA1- Parknasilloge	1.2
	Primary Education	CE	Surrounding the Powerscourt NS	0.7
	Primary Education	CE	Existing Powerscourt NS	0.8
	Primary Education	CE	Existing St.Mary's & St.Gerard's NS	0.5
	Community use	CE	AA1- Parknasilloge	0.4
Open Space	Active Open Space	AOS	Bogmeadow	3.7
	Active Open Space	AOS	AA1 - Existing GAA playing field	2
	Active Open Space	AOS	AA1 - Equipped playground	0.04

6.7 Service Infrastructure

To ensure that Enniskerry can fulfil its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the settlement to grow.

Water Services

Wastewater: Enniskerry is served by the Enniskerry Waste Water Treatment Plant which is located at Cookstown on the Bray Road. While it has a design capacity 6,000pe, it accepts imported sludge from other locations which absorbs much of its capacity, and therefore there is the possibility that the plant would not have enough capacity to meet the growth targets of this plan.

Water supply: Enniskerry is served by the Killegar Water Storage Reservoir with water pumped from the Vartry Water Supply Scheme at Fassaroe to supply the Reservoir. It has a design capacity 3,200pe. This system is likely to have adequate capacity to accommodate the levels of growth targeted in this plan.

Transportation and Movement

The provision of an alternative route to Enniskerry from the N11/M11 is required having regard to the hazardous junction at the N11/M11 and alignment of the R117. It is envisaged that this new route from the N11/M11 will be via the improved Fassaroe Interchange, through the new development zone on the west side of the Fassaroe Interchange, as proposed in the Local Area Plan for Bray Environs. This zone is to be served by a 'Bus Rapid Transit' (BRT) route or the LUAS and new linkage to Enniskerry is considered to be of benefit to both road user safety and those wishing to use the BRT/LUAS.

Public transport: Public transport to / from Enniskerry is provided by Dublin Bus number 44 via DCU, O'Connell Street and Dundrum, and bus No. 185 to Bray.

Walking and cycling: While the majority of the main routes in the town have footpaths, these are in need of enhancement to width and overall quality. A number of peripheral locations do not have a complete footpath routes to the town centre. The vast majority of the town's roads are dedicated to the needs of motorists, in terms of width dedicated to the road carriageway and car parking. Therefore there is scope to carry out footpath widening and to provide cycleways in some locations.

Vehicular movement: The roads in the town centre in Enniskerry are generally of good quality and traffic moves reasonably well. However many of the roads on the outskirts of the town centre are in need of improvement. The Ballyman Road, between the county boundary and the R117, requires improvement, which may entail re-alignment and the provision of a safer junction at the R117.

Car parking: This is a problem in the town centre due to lack of regulation and long term users occupying on-street locations.

The facilitation of proper traffic management to create a more pedestrian friendly environment, with adequate off-street parking facilities should further improve the attractiveness of the town for both visitors and the local community.

Service Infrastructure Objectives

ENN11 The following new local roads and improvements to existing roads are required to facilitate traffic movement generated by new developments adjoining or adjacent to these roads:

- New distributor road from the Fassaroe Interchange to Monastery,
- Continuous footpath from Kilmalin to Enniskerry town centre.

ENN12 The following new access / distributor roads and improvements to existing roads shall be carried out by Wicklow County Council (subject to adequate finance being made available):

- Improvements to Ballyman Road from County Brook to the R117,
- Improvements to the R117 between the N11 and the town centre.

ENN13 Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town.

ENN14 The provision of a pedestrian link/shortcut shall be investigated between the centre of the settlement and the proposed BRT/LUAS terminus in Fassaroe.

ENN15 Access to the lands zoned for new residential in SLO 1 at Monastery shall be from Ballyman Road and any access road shall be designed to form the final element of the future Fassaroe – Monastery link road.

6.8 Built and Natural Heritage

Enniskerry and its hinterland has a unique character and distinctiveness, accentuated by its scenic rural setting, wooded landscape, attractive architectural design and use of local materials in vernacular building styles. This character and identity is intrinsically bound up with all elements of the wider heritage of the area.

Natural Heritage: Enniskerry has a rich and diverse natural heritage. Of importance are designated habitats (e.g. Powerscourt Woodland pNHA, Ballyman Glen pNHA, Knocksink Wood pNHA, Knocksink Wood SAC and Ballyman Glen SAC), geological sites, and non-designated habitats for wildlife such as trees, hedgerows, stonewalls and rivers.

The landscape within and around Enniskerry is highly attractive, particularly due to its valley topography and numerous mature trees. In terms of natural heritage, the key feature in the settlement is the Glencullen River with Knocksink Wood surrounding, which is an EU protected Natura 2000 Site. There are a number of important archaeological sites (national monuments) in the plan area also.

Built Heritage: There are a number of buildings located within the plan area listed on the basis of their architectural/ social/ artistic and cultural merits, which by virtue of their architectural quality and/ or townscape value merit their status of protected structure. Enniskerry has a number of structures including dwellings, community and commercial buildings that are included on the record.

In formulating additional policies for the protection of natural and built heritage in the Enniskerry plan area, the Planning Authority will be required to give consideration to the potential impacts of development on all such sites, and the plan is accompanied by the required environmental assessments as separate documents. The protection and enhancement of heritage assets through the plan will help to safeguard the local character and distinctiveness of Enniskerry and its surroundings, providing local economic, social and environmental benefits.

The details of the Architectural Conservation Area are at the end of this plan.

Heritage Objectives

ENN16 To maintain and protect the demesne settings of the Powerscourt Estate, and to require all development proposals within or directly adjoining the demesne to fully evaluate and address any impacts of the setting and character of the demesne.

ENN17 To ensure the protection of the integrity of the 'Natura 2000' sites, of Knocksink Wood SAC and Ballyman Glen SAC, in light of the sites' conservation objectives.

6.9 Action Area Plans and Specific Local Objectives

Action Area Plan 1

This action area is located west of Enniskerry town centre and immediately north of Kilgarron housing development, in the townland of Parknasilloge. This action area measures c. 13.5ha. This action area shall be developed as a residential, open space, employment and community zone in accordance with the following criteria:

- A minimum area of 2ha shall be reserved as Active Open Space (this is the size of the area currently occupied by Enniskerry GAA). In the event of the relocation of the GAA to an alternative location, this quantum of AOS shall, as a minimum, be maintained within the overall action area. Any alternative AOS shall be maintained available for general public use, shall be suitably sized to allow for organised sporting activities i.e. pitches, courts etc and shall be so located within the action area so as to be easily accessible by the wider community. (Any proposals to redevelop the existing GAA grounds will only be considered when the Planning Authority has been satisfied that suitable alternative lands have been secured for this sporting facility).
- A minimum of 1.2ha shall be reserved for education use.
- A minimum of 0.4ha shall be provided for a community uses, including a community centre of not less than 500sqm and an equipped playground of not less than 400sqm.
- A minimum of 1ha shall be provided for employment uses. Generally, this shall comprise office/studio/surgery type development of the highest architectural quality and layout. A minimum of 0.4ha of this area shall however be reserved for local service and incubator businesses.
- The car park associated with the employment area shall be so located and designed to facilitate tourist use during non-business hours and shall at all times remain available and open for this use
- A maximum of 156 residential units may be provided on the remainder of the site (8.8ha).
- The development shall be delivered in phases such that adequate education, community and employment facilities are provided for each phase; in particular, the school site shall be provided in Phase 1 accompanied by no more than 50% of the residential development and the employment facilities shall be provided no later than Phase 2 accompanied by no more than an additional 75% of the residential units.
- A maximum of two vehicular access points onto Local Primary Road L1010 (Enniskerry – Glencree) shall be permitted.
- To achieve a sense of place and allow for visual diversity any residential application should provide for a number of identifiable and distinct housing estates (not exceed 60 units), each containing different house designs within an overall unified theme.
- Full geotechnical and archaeological assessment of the lands shall be undertaken prior to any development taking place.

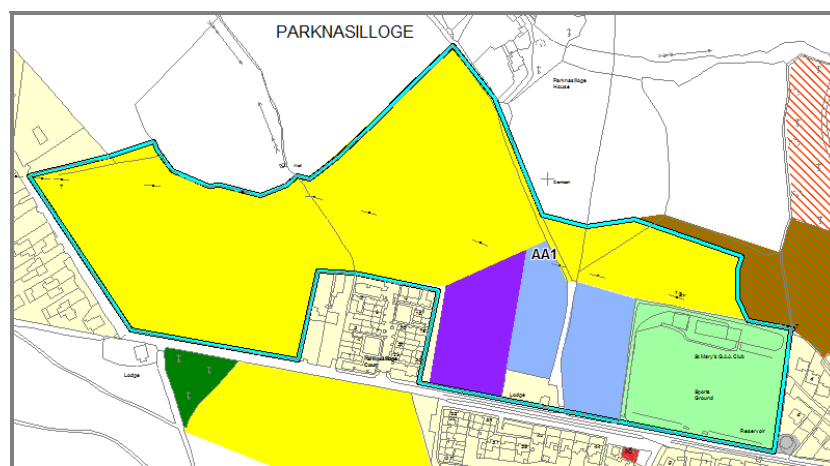


Figure 6.2 AA 1

Action Area Plan 2

This action area is located south of the town centre, in the townland of Cookstown. This action area measures c. 9.4ha. This action area shall be developed as a residential, open space and community space in accordance with the following criteria:

- A maximum of 105 housing units may be provided in this action area, with density not exceeding 10/ha on the lands zoned R10, and the remainder may be developed at a higher density but not exceeding 20/ha.
- A minimum area of 0.4ha shall be provided for voluntary / sheltered housing, of a type to be agreed with the Local Authority, as part of any Part V obligations under the Wicklow Housing Strategy. Permission will not be considered for private housing until sufficient progress has been made on this element.
- Access to the site shall be from local road LP-1020.
- A public park of a minimum of 2ha shall be established along the full southern and western boundaries of the action area, which shall comprise an amenity walk area along the existing tree lined field boundaries connecting through the development to regional road R760 (Enniskerry – Kilmacanogue) and to the existing pedestrian route along the Dargle. In light of the provision of such an amenity space, the incidental open space required to be interspersed throughout the residential area may be reduced to 7.5% of the total zoned residential area.
- Any development shall be so designed to maintain maximum views of the Sugarloaf from Cookstown Road.

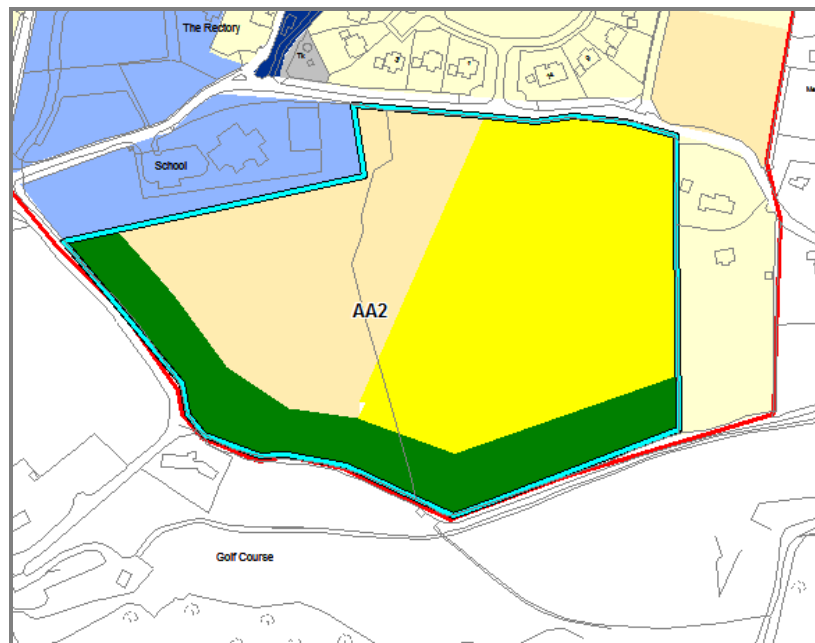


Figure 6.4 AA2

Specific Local Objectives (SLO)

Specific Local Objective 1

This SLO is located on the northern side of the settlement, in the townland of Monastery. This SLO measures c. 5.7ha and includes 3ha zoned for housing, 0.25ha is occupied by an existing dwelling, and the remainder being reserved for its existing agricultural use with an open space zoning. The SLO area shall be developed in accordance with the following criteria:

- A maximum of 12 residential units may be constructed.
- The optimum location for housing shall be determined following (1) an archaeological evaluation of the action area, with particular regard to the existing National Monument (Annabaskey Church) (2) agreement with the Planning Authority of the final route corridor of the Fassaroe – Monastery link road and (3) consideration of the amenities of existing properties along Ballyman Road.
- Suitable access shall be provided from Ballyman Road and any access road shall be designed to form the final element of the future Fassaroe – Monastery link road.

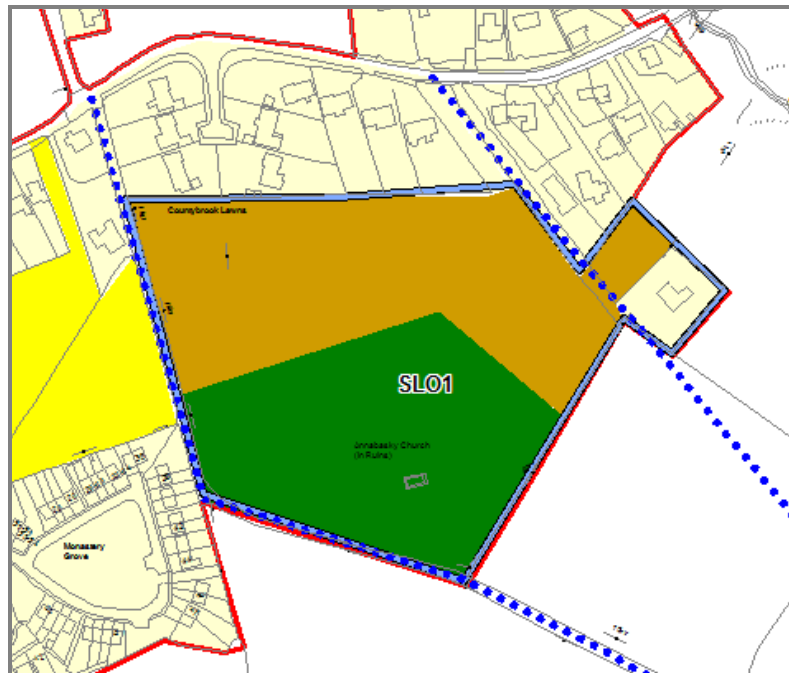


Figure 6.5 SLO 1

Specific Local Objective 2

This SLO is located south of the town centre, in the townland of Kilgarron. This SLO measures c.2.5ha. These lands shall be developed as a residential area in accordance with the following criteria:

- Access to the site shall strictly be from local road LP-1010 (Enniskerry - Kilgarron) and no opening, entrance or otherwise (including for construction purposes) shall be made along the Forge Road.
- Development proposals shall be accompanied by a detailed tree survey of the entire area, including all trees along site boundaries. Development proposals shall include measures to protect and re-enforce existing mature trees and proposals for new tree planting.
- The finished floor level of any development shall not exceed 90.00mOD (for the avoidance of doubt, this being the existing ground level at the south-east of the existing jumping arena); the top ridge height of any structure shall not exceed 98.00mOD.
- A maximum of 0.7ha of the area may be developed for residential use. The site shall be developed at 'town centre' type densities (i.e. 40 units/ha max) and shall generally comprise terraces and courtyards of dwellings, as opposed to detached format housing; commercial development is not permitted within the area.
- The design of any development proposed shall have due regard to the protection of the privacy and amenity of the houses on the north side of the area and in particular, the design shall include significant screening and planting proposals.
- Any development proposals shall be accompanied by a Visual Impact Assessment which shall have particular regard to views of the site from the town square and the approach roads to the north of the town and where adverse visual impacts are identified, suitable mitigation measures shall be proposed.
- The remainder of the site, zoned open space, is not designated for a particular purpose (either housing or amenity use), shall be retained in its current agricultural use.

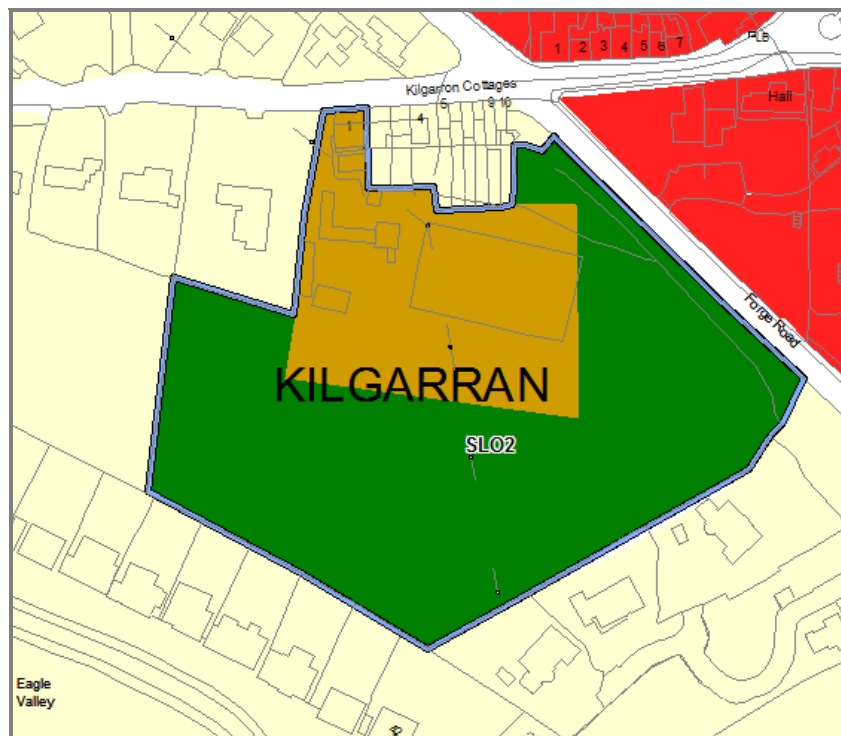


Figure 6.3 SLO 2

6.10 Enniskerry Architectural Conservation Area (ACA)

Architectural Conservation Area

The main square of Enniskerry has a traditional, generally 2-storey, appearance, including a number of protected structures with the main town centre designated as an architectural conservation area (ACA). This facilitates the conservation and protection of the town's heritage and is in place to preserve the architectural quality and heritage of the town.

Character of the ACA

Enniskerry has a strong identity, which may be largely attributed to an abundance of historic and architecturally significant buildings. The Clock Tower provides a focal point from which the rest of the settlement radiates. For this reason it is possible to identify a strong town core which is of high visual amenity value and good architectural design. There are also important historical connections between the town and nearby Powerscourt House, one of the best known of all Irish country houses. The town also has a very distinct semi-natural woodland setting, which owes its origins to the estate planning style of Powerscourt Demesne and the stone walls that surround Enniskerry reflect the settlement's historic links with the estate. In order to maintain the character of the town and its setting it is important to endeavour to protect the existing built environment of the town core, including all mature woodland areas, individual specimen trees and original stone walls within the town and on the approach roads to the town. There are a number of structures within the ACA listed. Shop-fronts in Enniskerry are of a high architectural and aesthetic quality and contribute to the town's streetscape. New designs should complement the existing building, without necessarily seeking to mimic traditional shop-fronts or overpower the building's façade.

Refurbishment, renovation and the design of new development within Enniskerry's ACA should respect the existing built environment and should be of a high standard in terms of design and quality of building materials. New developments should integrate with their surroundings, using where possible locally sourced materials. Good design may be successfully practised through the development of buildings of a similar character to the existing built environment but also consider new innovative designs of high quality. The Planning Authority will encourage innovative design where it is considered appropriate within the conservation area. Good design helps to reinforce a sense of community and improves quality of life for the community and attracts investment to the town.

Scale, proportion, building lines and heights: The scale and proportion of the existing building and its adjacent built environment should be sensitively considered. The scale and proportion of proposals should emulate adjacent and nearby buildings. Building lines and heights should also respect the pattern of the town's historical estate layout. Buildings within the immediate town core should front directly onto the street, without the use of railings or small setbacks for gardens.

Design & material quality: All proposals for extensions, renovations, refurbishment and new-build shall be designed to the highest quality. Original features throughout the existing built environment of Enniskerry should be respected. The imitation of original features with poor quality materials will be actively discouraged such as the use of reconstituted stone detailing where natural stone should be used. The Planning Authority will encourage the use of natural/sustainable materials such as natural slate, stone (for detailing and features such as sills, reveals, door heads, architrave's, quoins), and timber windows. In hard landscaping (paving) serious consideration will be given to the use of appropriate materials, which are considered not to detract from the existing concrete paving of the town. Therefore the design and quality of developments should respect but not necessarily mimic the character of the existing built environment.

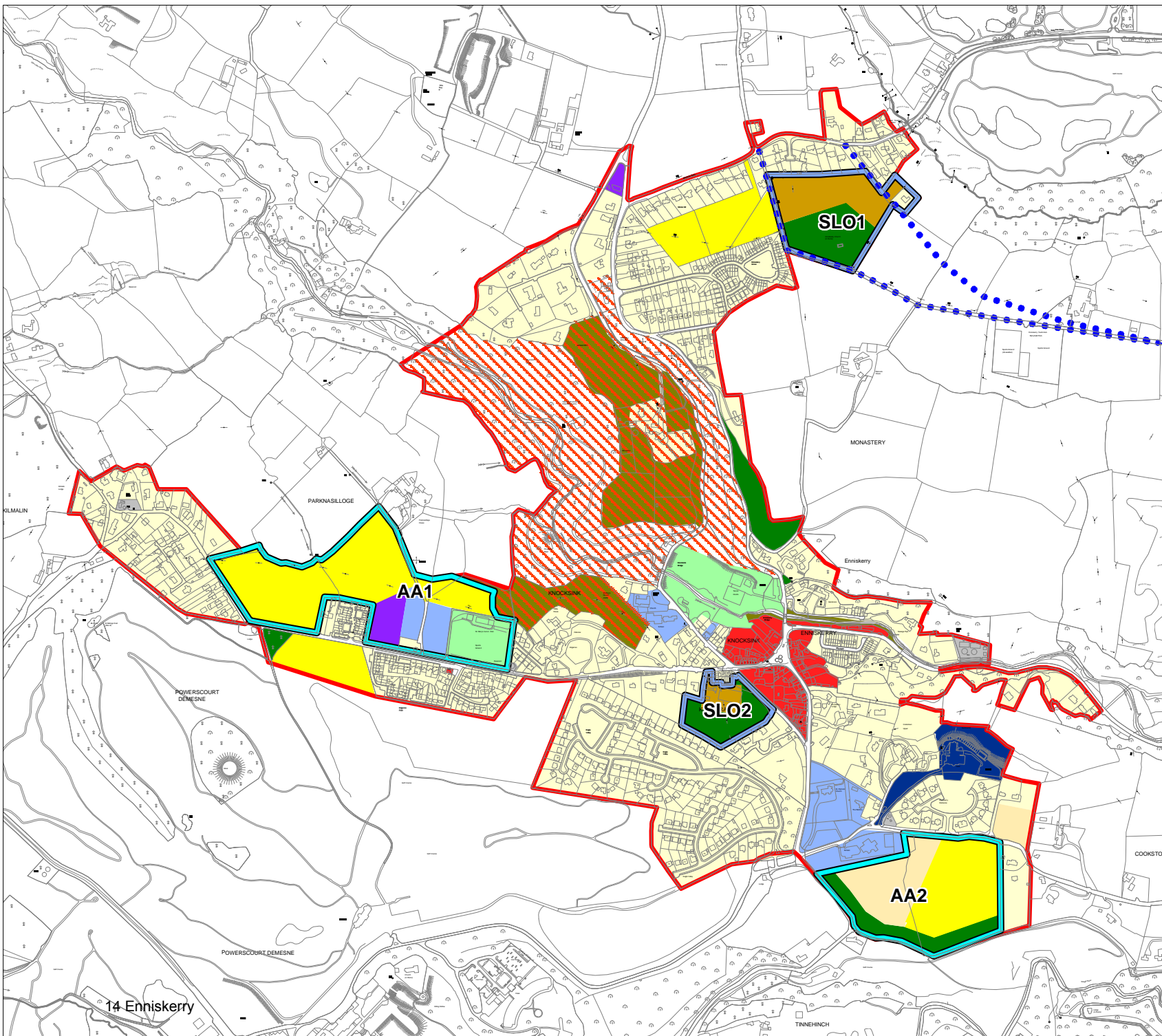
Fenestration: Fenestration on new buildings should be well proportioned and well balanced within an elevation and shall be sympathetic to adjoining and nearby buildings. Again the use of natural materials (such

as timber, natural slate, stone detailing, and metal/cast iron guttering) will be actively encouraged. Replacement windows will require planning permission within the Architectural Conservation Area. It is important to maintain the character and built heritage of Enniskerry, through carefully considering the detailing applied to facades and prominently located buildings in the town. PVC, aluminium and thick-framed windows are not considered as a suitable replacement for existing windows within the Architectural Conservation Area. It is also important that the scale of window and door openings is retained and that the relationship of solid and void in the walls is not destroyed.

Colour schemes: The use of colour is a significant consideration in relation to new-buildings and renovation works. In general the inappropriate use of masonry paint can easily change the character of a building, making them overly dominant in the streetscape. Strong, vibrant colours should be avoided, and the Planning Authority should be consulted before works commence.

Dormers, external cladding and satellite dishes: Within the ACA, the following additions or alterations are a sample of what may require planning permission: dormer windows, roof lights, satellite dishes and external cladding or removal of traditional plaster.

Signage: In general, the existing signage within the town is of high quality. Good use of traditional sign-writing, materials and proportions have been used, as well as good contemporary design. The Planning Authority will actively encourage such trends, and will discourage the use of inappropriate “corporate” type signage, and the use of unsustainable materials such as MDF and aluminium. Generally, bulky, heavily proportioned shopfronts should be avoided. The Planning Authority will actively discourage the replacement of original fenestration (such as window proportions) with single plate glass panes, and other works that would interfere with the original façades. Other signage (such as wall plaques and bracket-hung signage) should be kept to a minimum, as overuse of signs, would detract from the town’s unique townscape character.



Enniskerry Town Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

- Settlement Boundary
- RE Existing Residential
- R10 Residential
- R20 Residential
- R Special Residential
- TC Town Centre
- PU Public Utility
- CE Community & Educational
- E Employment
- T Tourism
- OS Open Space
- AOS Active Open Space
- POS Passive Open Space
- CA Conservation Area
- Specific Local Objective Boundary
- Action Area Plan Boundary
- ... Route option for Northern Access Road

**Title: Land Use Zoning Objectives
Map No. : 1**



Maps are not to scale











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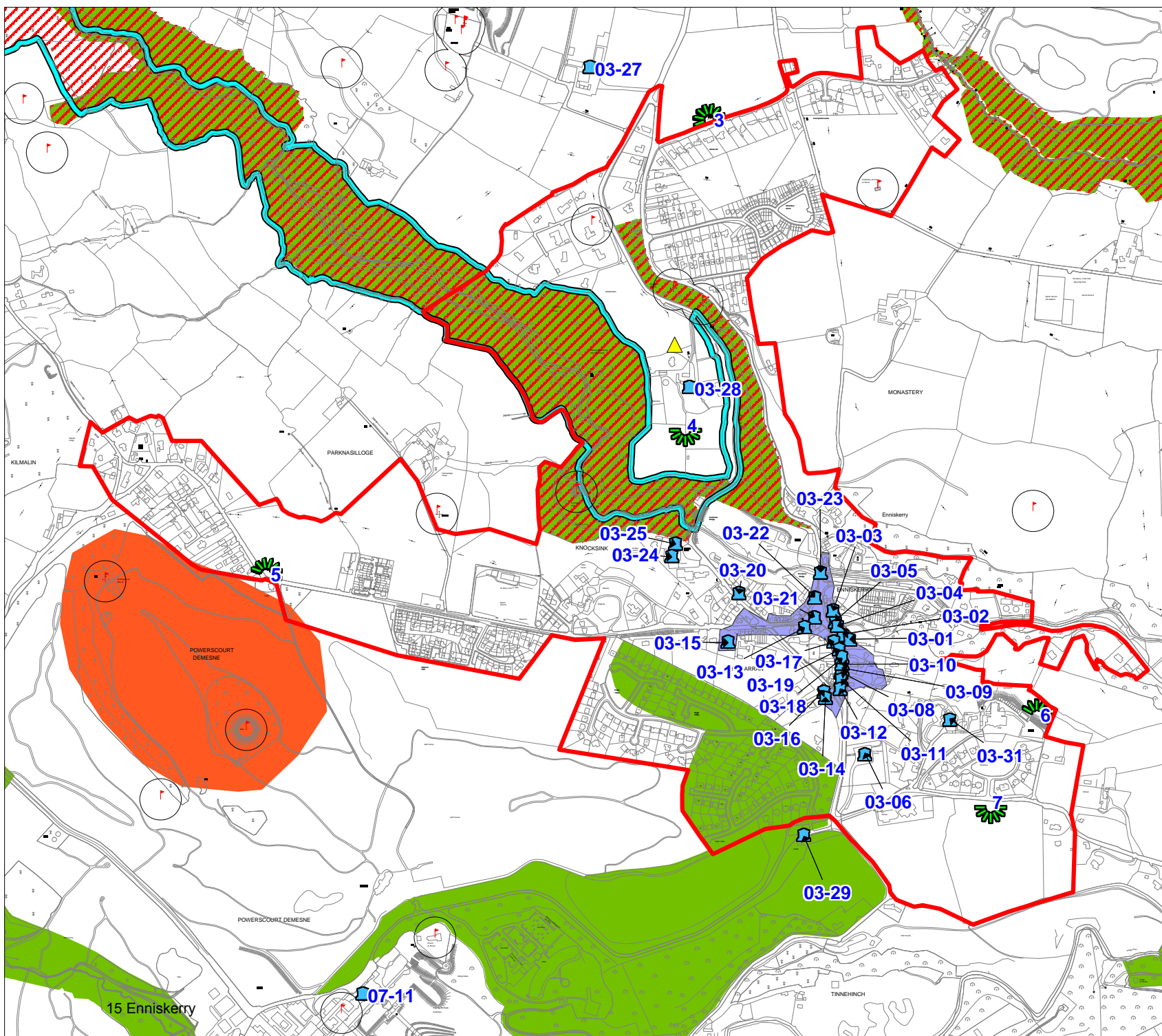
Wicklow County Council
Planning Department

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Enniskerry Town Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Settlement Boundary
-  Protected Structures
-  Architectural Conservation Area
-  National Monument
-  View
-  County Geological Site
-  Special Area of Conservation
-  Natural Heritage Area
-  Nature Reserve
-  Areas of Archaeological Potential or Significance



**Title: Heritage Objectives
Map No. : 2**





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
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Enniskerry Town Plan

WICKLOW COUNTY DEVELOPMENT PLAN 2016-2022

-  Settlement Boundary
-  Flood Zone A: High probability of flooding

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)

-  Flood Zone B: Moderate probability of flooding

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting and amending this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis.

Full Disclaimer is included in SFRA

Title: Indicative Flood Zones Map No.: 3



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